
S-4489
VYN MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the owners, represented by R. W. Gross and Associates, are seeking primary approval for 2 lots on a 3.192 acre parcel, located west of Woodpecker Lane, on the west side of Sharon Chapel Road, between SR 26 W and Newman Road, Wabash 23 (NW) 23-5.

AREA ZONING PATTERNS:

The site is zoned R1, Single-family Residential, as are all surrounding properties.

AREA LAND USE PATTERNS:

The site in question, which is unimproved, is parcel 1 of P80-19, a two-lot parcelization recorded 34 years ago. (Parcel 2 of P80-19 is adjacent to the northeast and has a single-family residence.) Properties to the east and southeast are lots located within Redwing Subdivision, Part 1; farther to the northeast is Chapel Estates Subdivision. Properties adjacent to the north and west have been parcelized over the years. Single-family homes surround the proposed subdivision site on the aforementioned, previously approved lots and parcels.

TRAFFIC AND TRANSPORTATION:

Woodpecker Lane connects Sharon Chapel Road with the street that gives this proposed subdivision its frontage on its southeast side: Darwin Drive East. Both Darwin Drive and Woodpecker Lane were dedicated during the approval process for Redwing Subdivision, so no additional right-of-way dedication is necessary. Proposed Lot 1 will obtain its access from Raintree Drive, a public street at its intersection with Sharon Chapel that becomes a private drive with an ingress-egress easement farther to the west. It ends in an informal cul-de-sac with frontage on proposed Lot 1; however since Lot 1 is required to front on an existing public road, a 20' long "flagpole" has been proposed attaching this lot to Darwin Drive East. A "no vehicular access" statement is not needed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor is requiring both lots meet Rule 5 requirements; this will be made a condition of the final plat.

A letter from the County Health Department states that, "both lots have soils that can be considered for shallow trench subsurface absorption system with perimeter drains to

lower the seasonal high water table. A drainage easement has been provided along the west property line of lot 2 which will provide an outlet for lot 1 to use the existing tile in place or install a new tile at a lower elevation if needed. Landscape positions of the homes and number of bedrooms will determine type and size of the septic systems to be designed.”

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot widths and areas meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.
6. A dissolution of parcel 1 of P80-19 must be filed, approved and recorded.